

**Economic
Profile**

Exelon Corp. (Chem Clear)
Chester, Pennsylvania

BEFORE

Coal-fired power plant
Resin manufacturer
Waste treatment and storage

AFTER



Commercial Office
Space



Soccer Stadium

CLEANUP OVERSEEN BY
EPA

The former Exelon (Chem Clear) facility is located along the Delaware River waterfront in Chester, Pennsylvania. Starting in the 1800s, the Delaware waterfront was a hub for industrial activity. Exelon generated electricity at its coal-fired power plant and leased several parts of the facility to other industrial companies, such as a resin manufacturer and a waste treatment and storage company. Industrial activities contaminated soil and groundwater.

With oversight by the EPA's RCRA Hazardous Waste Cleanup Program (formerly the RCRA Corrective Action Program) and assistance from the Pennsylvania Department of Environmental Protection, Exelon cleaned up the facility. The former facility is now under new ownership and has been redeveloped to host an array of businesses, including a Major League Soccer stadium, which together generate almost \$100 million in revenue per year.



ANNUAL SALES

\$98 million



EMPLOYEES

615

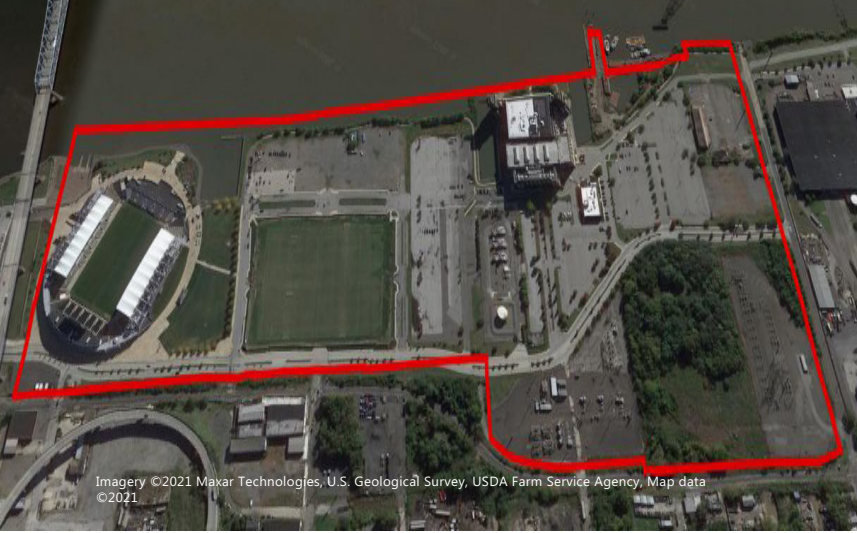


ANNUAL WAGES

\$51 million

For more information about RCRA and the economic benefits of site reuse, visit www.epa.gov/hw/learn-about-hazardous-waste-cleanups





EXELON'S CLEANUP OF THE FACILITY UNDER THE RCRA HAZARDOUS WASTE CLEANUP PROGRAM HELPED REIMAGINE THIS FORMER INDUSTRIAL HUB INTO AN IMPORTANT WATERFRONT ASSET FOR THE CITY.

Exelon's cleanup of the facility included removal of contaminated soil and off-site disposal. To address groundwater contamination, Exelon installed a groundwater extraction system and collection trench to prevent contaminated groundwater from reaching the Delaware River. Exelon also installed groundwater monitoring wells to ensure the effectiveness of the extraction system. Groundwater extraction and monitoring are ongoing.

In 2001, with cleanup plans underway, a real estate developer recognized the former facility's redevelopment potential and acquired most of the property. The property is a Keystone Opportunity Zone, providing tax benefits to encourage redevelopment. The former coal-fired power plant was converted into a 369,000-square-foot, state-of-the-art office building, attracting firms specializing in engineering consulting, global transportation and logistics, and home remodeling.

In 2007, another exciting redevelopment came to the site – a new Major League Soccer stadium. Subaru Park soccer stadium is home to the Philadelphia Union, a beacon of hometown pride for the Chester community. In addition to hosting professional soccer matches, the Philadelphia Union hosts youth matches and soccer camps. The stadium and adjacent Barry Bridge Park also host concerts and community events.

Exelon's cleanup of the facility under the RCRA Hazardous Waste Cleanup Program helped reimagine this former industrial hub into an important waterfront asset for the city. The businesses on site employ over 600 people, who earn an estimated total of nearly \$51 million per year. With the city of Chester's master plan including new commercial and retail business space, the property will continue to provide opportunities for growth for years to come.



In addition to the soccer stadium, the facility also hosts the Philadelphia Union's Power Training Complex, which includes two regulation-sized training fields and a 16,500-square-foot indoor facility. The indoor facility includes a weight training area, physical therapy and sport science development area, nutrition center and offices for coaches and support staff.



Power Home Remodeling Group operates out of the former coal-fired power plant and specializes in energy- and cost-saving exterior remodeling projects. The company employs 500 people and generates nearly \$80 million in sales each year.